



UNITED STATES BANKRUPTCY COURT DISTRICT OF NEW JERSEY (NEWARK)	Order Filed on February 5, 2020 by Clerk U.S. Bankruptcy Court District of New Jersey
Caption in Compliance with D.N.J. LBR 9004-1(b)	
RAS Citron, LLC 130 Clinton Road, Suite 202 Fairfield, NJ 7004 Telephone Number 973-575-0707 Attorneys for Secured Creditor PHH Mortgage Corporation Shauna Deluca, Esq. (SD-8248)	
In Re: Brian Simon, Debtor.	
	Case No.: 19-16049-VFP
	Chapter: 13
	Hearing Date: February 20, 2020
	Judge: Vincent F. Papalia

CONSENT ORDER RESOLVING OBJECTION TO CONFIRMATION

The relief set forth on the following pages, numbered two (2) and three (3) is hereby
ORDERED.

DATED: February 5, 2020



Honorable Vincent F. Papalia
United States Bankruptcy Judge

Secured Creditor: PHH Mortgage Corporation

Secured Creditor's Counsel: RAS Citron, LLC

Debtor's Counsel: Robert C. Nisenson, Esq.


Property Involved ("Collateral"): 226 Standish Road, Paramus, NJ 07652

For good cause shown, it is **ORDERED** that Secured Creditor's Objection is (are) resolved, subject to the following conditions:

1. This Order shall be incorporated in and become a part of any Order Confirming the Chapter 13 Plan in the herein matter.
2. Secured Creditor filed its Objection to Confirmation of Debtor's Chapter 13 Plan on January 15, 2020 (Docket No. 47).
3. The Debtor shall have three (3) months to sell the Subject Property, subject to Secured Creditor's approval, from the date the Confirmation Order is entered. The parties further agree that Secured Creditor's claim will be paid in full from the proceeds of any sale pursuant to an updated payoff statement to be provided by Secured Creditor at or near the time of closing.
4. The Debtor shall make monthly adequate protection payments in the amount of \$1,254.05 directly to Secured Creditor while the sale is pending.
5. The Debtor shall be responsible for making his quarterly real estate tax payments and maintain homeowner's insurance while the sale is pending.
6. This Consent Order in no way alters, amends, or invalidates any applicable bankruptcy remedies afforded to them.
7. Facsimile signatures shall be valid as original signatures and this Consent Order may be executed in counterparts.
8. The undersigned hereby consent to the form and entry of the foregoing order.

9. In consideration of the aforementioned, Secured Creditor's objection to confirmation can be marked as resolved.

The undersigned hereby consent to the form and entry of the foregoing order.



Robert C. Nisenson, Esq.

Attorney for Debtor

Date:

/s/ Shauna Deluca

Shauna Deluca, Esq.

Attorney for Secured Creditor

Date: January 29, 2020

Certificate of Notice Page 4 of 4

United States Bankruptcy Court
District of New JerseyIn re:
Brian Simon
DebtorCase No. 19-16049-VFP
Chapter 13**CERTIFICATE OF NOTICE**

District/off: 0312-2

User: admin
Form ID: pdf903Page 1 of 1
Total Noticed: 1

Date Rcvd: Feb 05, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Feb 07, 2020.

db +Brian Simon, 226 Standish Road, Paramus, NJ 07652-4210

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Feb 07, 2020

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 5, 2020 at the address(es) listed below:

Charles H. Jeanfreau on behalf of Creditor Bank of America, N.A.
charles.jeanfreau@mccalla.com, BNCmail@w-legal.com
Denise E. Carlon on behalf of Creditor MEB Loan Trust IV dcarlon@kmlawgroup.com,
bkgroup@kmlawgroup.com
Laura M. Egerman on behalf of Creditor PHH MORTGAGE CORPORATION bkyecf@rasflaw.com,
bkyecf@rasflaw.com;legerman@rasnj.com
Marie-Ann Greenberg magecf@magtrustee.com
Melissa N. Licker on behalf of Creditor Bank of America, N.A. NJ_ECF_Notices@mccalla.com
Phillip Andrew Raymond on behalf of Creditor Bank of America, N.A. phillip.raymond@mccalla.com
Rebecca Ann Solarz on behalf of Creditor MEB Loan Trust IV rsolarz@kmlawgroup.com
Robert C. Nisenson on behalf of Debtor Brian Simon r.nisenson@rcn-law.com,
doreen@rcn-law.com;g2729@notify.cincompass.com;nisensonrr70983@notify.bestcase.com
Shauna M Deluca on behalf of Creditor PHH MORTGAGE CORPORATION sdeluca@rasflaw.com
Sindi Mncina on behalf of Creditor PHH MORTGAGE CORPORATION smncina@rascrane.com
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 11